

School Assessment Report



School: Grady High School

Report: Nov 04, 2014

Condition Assessment:

Suitability Assessment:

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The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

Executive Summary

School Name: Grady High School

Number of Buildings:	5
Gross Area (SF):	257,230
Replacement Value:	\$53,275,148
Condition Budget:	\$6,232,285
Total FCI:	11.70%
Suitability Budget:	\$4,133,407
Total RSLI:	24%
Total APSFI:	19.52%
Condition Score:	88.30
Suitability Score:	77.83
School Score:	84.64



Summary:

The Grady High School consists of (2) main school buildings located at 929 Charles Allen Drive, in Atlanta, GA. The original campus was constructed in phases from 1924 through 1950 and additions to the main building were constructed in 1972, 1985 and 2004. The school campus and site are well maintained in good overall condition.

Roof covering was installed in 2002 and has 26 main sections including some smaller sections. Roofing is typically low slope with built-up system in fair condition with reported repairs needed to the flashing including numerous blisters/wrinkles. Single ply membrane, standing seam metal panel system and the pitched roof with asphalt composition shingles are all in good condition. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments").

Domestic water and sanitary waste systems were installed in 1985 and 2004 and are in good condition, the systems installed in the 1924-1950 and 1972 building section have reached the end of life expectancy.

HVAC systems were installed in 2004 and are in good condition except for the 1972 and 1985 building section have reached the end of life expectancy.

Electrical service and Lighting were upgraded in 2004 except for the 1985 building section and are in good condition.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

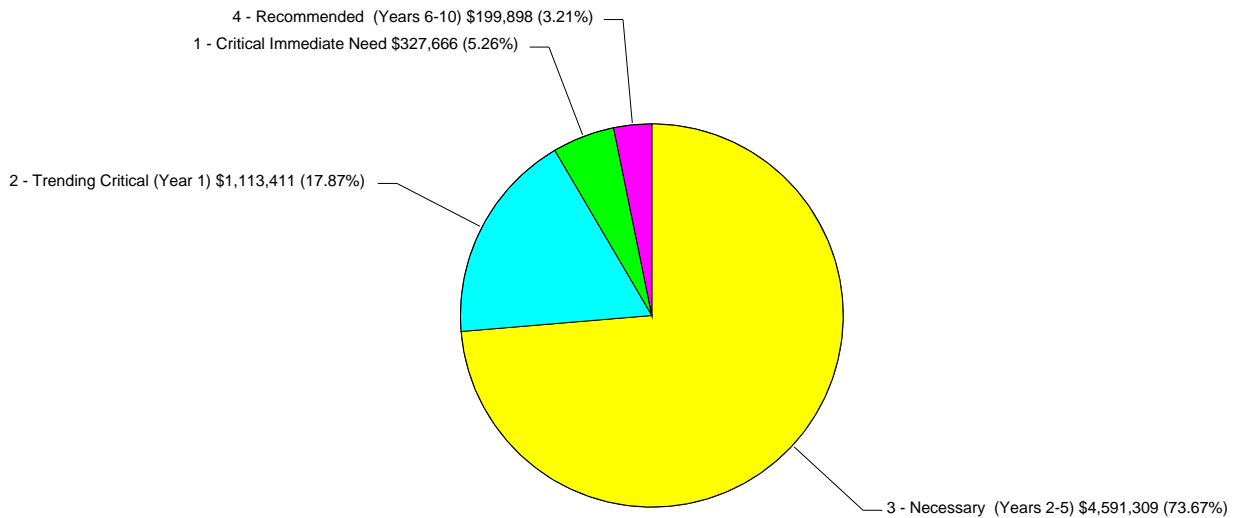
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	18%	3.50%	\$169,430
B30 Roofing	25%	2.45%	\$75,371
C10 Interior Construction	50%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	38%	12.13%	\$605,138
D10 Conveying	30%	19.81%	\$61,553
D20 Plumbing	34%	23.19%	\$543,308
D30 HVAC	25%	22.37%	\$2,474,270
D40 Fire Protection	52%	0.00%	\$0
D50 Electrical	31%	25.01%	\$1,149,464
E10 Equipment	14%	42.66%	\$103,910
E20 Furnishings	54%	0.00%	\$0
G20 Site Improvements	64%	0.64%	\$28,464
G30 Site Mechanical Utilities	11%	30.26%	\$311,172
G40 Site Electrical Utilities	39%	44.64%	\$710,204
	Total:		\$6,232,285

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1924_1950 Bldg	66,005	3.3%	\$0	\$206,545	\$76,089	\$112,633	\$0	\$395,266
501.1_501.5								
1938 Bldg 503.4	33,113	15.6%	\$16,494	\$905,286	\$14,138	\$13,195	\$0	\$949,113
1972 Bldg 505.7	44,588	23.7%	\$0	\$0	\$1,878,126	\$0	\$0	\$1,878,126
1985 Bldg 501.6	25,891	40.6%	\$0	\$0	\$1,912,753	\$10,686	\$0	\$1,923,439
2004 Bldg 506.1	87,633	0.2%	\$0	\$1,581	\$0	\$34,921	\$0	\$36,502
Site		14.8%	\$311,172	\$0	\$710,204	\$28,464	\$0	\$1,049,840
Total:	257,230	11.7%	\$327,666	\$1,113,411	\$4,591,309	\$199,898	\$0	\$6,232,285



School Condition Budget: \$6,232,285

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$6,232,286	\$886,494	\$2,315,528	\$235,066			\$9,223,947	\$548,503		\$1,069,952	\$164,407	\$20,676,183
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$244,801		\$1,728,915									\$1,973,716
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$169,430		\$19,937									\$189,367
Exterior Walls												
Exterior Windows	\$136,432											\$136,432
Exterior Doors	\$32,998		\$19,937									\$52,935
Roofing	\$75,371		\$1,708,978									\$1,784,349
Roof Coverings	\$1,581		\$1,694,905									\$1,696,486
Roof Openings	\$73,790		\$14,073									\$87,863
Interiors	\$605,138	\$886,494		\$235,066				\$241,209			\$164,407	\$2,132,314
Interior Construction								\$241,209				\$241,209
Partitions												
Interior Doors												
Fittings								\$241,209				\$241,209
Stairs												
Stair Construction												
Interior Finishes	\$605,138	\$886,494		\$235,066							\$164,407	\$1,891,105
Wall Finishes	\$122,334	\$886,494		\$235,066							\$164,407	\$1,408,301
Floor Finishes	\$136,218											\$136,218
Ceiling Finishes	\$346,586											\$346,586
Services	\$4,228,597		\$281,502				\$9,223,947	\$249,740				\$13,983,786
Conveying	\$61,553		\$93,678									\$155,231
Elevators and Lifts	\$61,553		\$93,678									\$155,231
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$543,309		\$187,824									\$731,133
Plumbing Fixtures	\$310,304											\$310,304
Domestic Water Distribution	\$79,331		\$19,546									\$98,877
Sanitary Waste	\$79,321		\$168,278									\$247,599
Rain Water Drainage	\$74,353											\$74,353
Other Plumbing Systems												
HVAC	\$2,474,270						\$7,839,959					\$10,314,229
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	\$668,886											\$668,886
Terminal & Package Units	\$1,805,384						\$6,877,749					\$8,683,133
Controls & Instrumentation							\$726,815					\$726,815
Systems Testing & Balance							\$235,395					\$235,395
Other HVAC Systems/Equip												
Fire Protection							\$55,100	\$249,740				\$304,840
Sprinklers								\$234,131				\$234,131
Standpipes								\$15,609				\$15,609
Fire Protection Specialties												
Other Fire Protection Systems							\$55,100					\$55,100
Electrical	\$1,149,465						\$1,328,888					\$2,478,353
Electrical Service/Distribution	\$68,905											\$68,905
Lighting and Branch Wiring	\$890,723											\$890,723
Communications and Security	\$85,391						\$1,328,888					\$1,414,279
Other Electrical Systems	\$104,446											\$104,446
Equipment & Furnishings	\$103,910		\$6,059					\$57,554				\$167,523
Equipment	\$103,910		\$6,059									\$109,969
Institutional Equipment	\$103,910		\$6,059									\$109,969
Vehicle Equipment												
Other Equipment												
Furnishings								\$57,554				\$57,554
Fixed Furnishings								\$57,554				\$57,554
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$1,049,840		\$299,052							\$1,069,952		\$2,418,844
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$28,464		\$299,052									\$327,516
Roadways												
Parking Lots												
Pedestrian Paving	\$28,464											\$28,464
Site Development												
Landscaping			\$299,052									\$299,052
Site Mechanical Utilities	\$311,172									\$1,069,952		\$1,381,124
Water Supply										\$343,913		\$343,913
Sanitary Sewer										\$726,039		\$726,039
Storm Sewer	\$311,172											\$311,172
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$710,204											\$710,204
Electrical Distribution												
Site Lighting	\$710,204											\$710,204
Site Communication and Security												
Other Site Electrical Utilities												

Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSF) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score} (\%))$$

$$\text{APSF} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

Suitability Narrative:

Grady High School is a comprehensive high school that utilizes Small Learning Communities. Business, Medical Science, Business and Entrepreneur, Communications and Journalism, and Law and Leadership comprise the learning communities.

Suitability Category Scoring Summary

Task No	Task Description	Score
5022	Support Spaces	93.84
5023	Learning Environment	56.18
5027	General Classrooms	63.50
5042	Self-Contained Special Ed	57.50
5047	Instructional Resource Rooms	92.50
5052	Science	70.25
5057	Music	100.00
5062	Art	100.00
5067	Career Tech Ed	100.00
5072	Computer Labs	87.00
5077	P.E.	100.00
5082	Performing Arts	100.00
5087	Media Center	90.00
5100	Outside	26.22
5105	Safety and Security	61.22

Grady High School Suitability Budget Total: \$4,133,407

Enrollment Projection

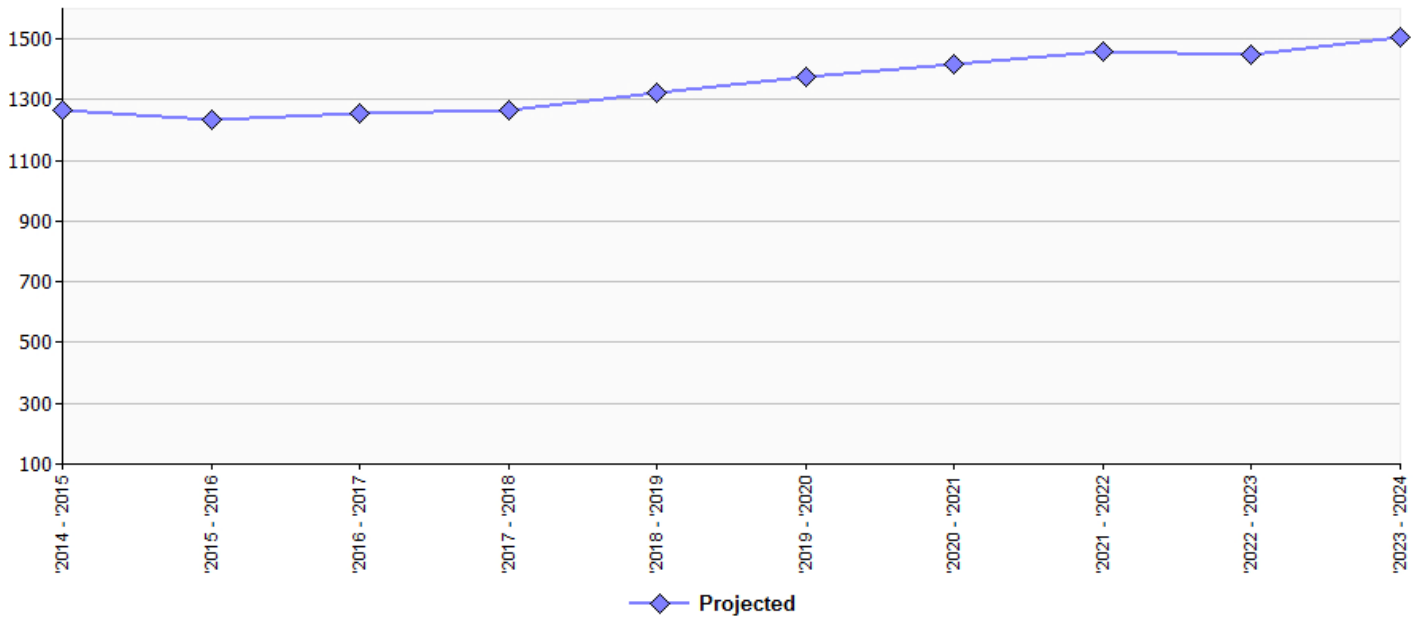
Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided, it is critical that the school reassess these numbers on a regular basis and adjust plans accordingly.

Grady High School

Projected Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
9	440	445	466	456	506	519	525	533	507	575
10	315	309	313	328	321	356	365	369	375	357
11	283	288	283	287	301	295	327	335	339	345
12	225	192	195	192	195	205	201	223	228	231
Subtotal	1263	1234	1257	1263	1323	1375	1418	1460	1449	1508

School Projected Enrollment



** EC Students are not used in the development of the projections.

Buildings

Building Name: 1924_1950 Bldg 501.1_501.5

Year Built:	1924
Gross Area (SF):	66,005
Replacement Value:	\$11,899,255
Repair Cost:	\$395,266
Total FCI:	3.32%
Total RSLI:	29%

The superstructure is comprised of concrete, steel and wood frame with load bearing masonry and concrete walls. Floor construction is concrete slab on-grade, elevated concrete slab, steel and wood frame. Roof construction is concrete pan joist, steel and wood. The exterior enclosure is solid masonry and cast-in-place concrete. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are mostly hollow metal with glazing. Roofing is comprised of low slope with built up roof coverings. The roof conditions vary from good to fair. Some roof leaks were reported.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	29%	0.00%	\$0
B30 Roofing	4%	7.95%	\$33,817
C10 Interior Construction	35%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	39%	0.00%	\$0
D10 Conveying	4%	0.00%	\$0
D20 Plumbing	36%	12.39%	\$76,089
D30 HVAC	39%	5.73%	\$172,727
D40 Fire Protection	60%	0.00%	\$0
D50 Electrical	45%	9.52%	\$112,633
E10 Equipment	43%	0.00%	\$0
E20 Furnishings	49%	0.00%	\$0
		Total:	\$395,266

Building Condition Budget Detail

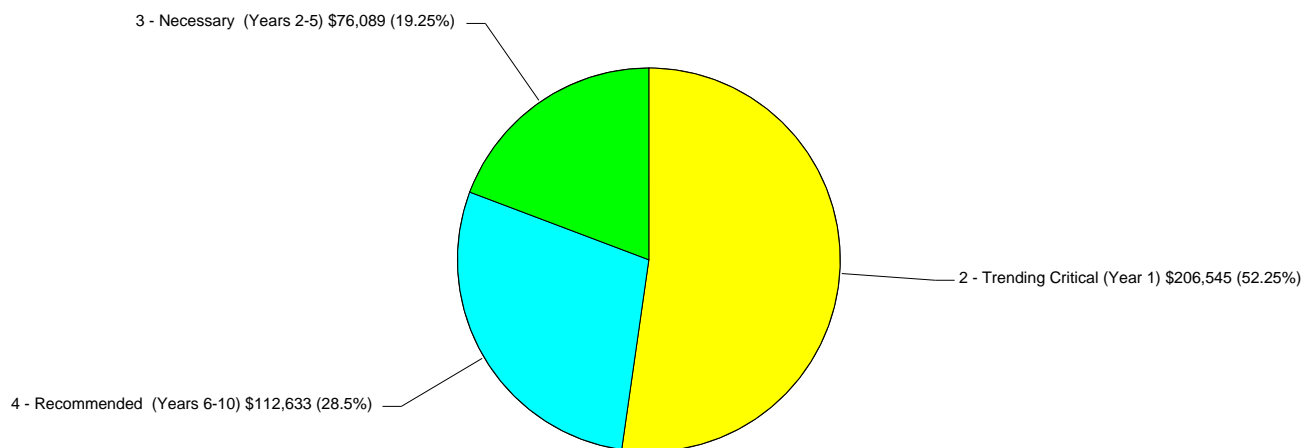
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.29	100	1924	2024	\$366,354	-	0.00%	\$0
A1020	Special Foundations	\$0.28	100	1924	2024	\$23,911	-	0.00%	\$0
A1030	Slab on Grade	\$4.37	100	1924	2024	\$373,186	-	0.00%	\$0
B1010	Floor Construction	\$15.63	100	1924	2024	\$1,334,759	-	0.00%	\$0
B1020	Roof Construction	\$5.63	100	1924	2024	\$480,787	-	0.00%	\$0
B2010	Exterior Walls	\$9.27	100	1924	2024	\$791,633	-	0.00%	\$0
B2020	Exterior Windows	\$6.19	30	2004	2034	\$528,609	67%	0.00%	\$0
B2030	Exterior Doors	\$0.51	30	2004	2034	\$43,553	67%	0.00%	\$0
B3010	Roof Coverings	\$4.62	20	1995	2015	\$394,535	5%	0.00%	\$0
B3020	Roof Openings	\$0.36	30	1955	1985	\$30,743	0%	110%	\$33,817
C1010	Partitions	\$3.79	100	1924	2024	\$323,656	10%	0.00%	\$0
C1020	Interior Doors	\$2.49	40	2004	2044	\$212,639	75%	0.00%	\$0
C1030	Fittings	\$1.92	20	2004	2024	\$163,963	50%	0.00%	\$0
C2010	Stair Construction	\$1.89	100	1924	2024	\$161,401	-	0.00%	\$0
C3010	Wall Finishes	\$3.28	10	2004	2014	\$280,103	0%	0.00%	\$0
C3020	Floor Finishes	\$6.61	20	2004	2024	\$564,476	50%	0.00%	\$0
C3030	Ceiling Finishes	\$5.85	20	2004	2024	\$499,574	50%	0.00%	\$0
D1010	Elevators and Lifts	\$0.94	20	1995	2015	\$80,273	5%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.74	20	2004	2024	\$404,783	50%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.50	30	1972	2002	\$42,699	0%	110%	\$46,968
D2030	Sanitary Waste	\$1.21	30	1985	2015	\$103,331	3%	0.00%	\$0
D2040	Rain Water Drainage	\$0.31	20	1952	1972	\$26,473	0%	110%	\$29,120
D2090	Other Plumbing Systems	\$0.43	20	2004	2024	\$36,721	50%	0.00%	\$0
D3020	Heat Generating Systems	\$2.57	20	2004	2024	\$219,471	50%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.65	20	2004	2024	\$397,097	50%	0.00%	\$0
D3040	Distribution Systems	\$6.51	20	2004	2024	\$555,936	50%	0.00%	\$0
D3050	Terminal & Package Units	\$19.53	15	2004	2019	\$1,667,809	33%	10.36%	\$172,727
D3060	Controls & Instrumentation	\$1.57	15	2004	2019	\$134,074	33%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.46	15	2004	2019	\$39,283	33%	0.00%	\$0
D4010	Sprinklers	\$2.90	30	2004	2034	\$247,652	67%	0.00%	\$0
D4020	Standpipes	\$0.29	30	2004	2034	\$24,765	67%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$5,978	87%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.85	20	2004	2024	\$157,985	50%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.67	20	2004	2024	\$740,394	50%	0.00%	\$0
D5030	Communications and Security	\$3.05	15	2004	2019	\$260,462	33%	32.78%	\$85,391
D5090	Other Electrical Systems	\$0.29	15			\$24,765	0%	110%	\$27,242
E1090	Other Equipment	\$0.56	20	2004	2024	\$47,822	50%	0.00%	\$0
E2010	Fixed Furnishings	\$1.26	20	2004	2024	\$107,601	50%	0.00%	\$0
Total		\$141.54				\$11,899,255	40%	3.32%	\$395,266

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$395,265	\$317,357	\$674,683				\$2,760,397					\$4,147,702
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$33,817		\$460,419									\$494,236
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	\$33,817		\$460,419									\$494,236
Roof Coverings			\$460,419									\$460,419
Roof Openings	\$33,817											\$33,817
Interiors		\$317,357										\$317,357
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes		\$317,357										\$317,357
Wall Finishes		\$317,357										\$317,357
Floor Finishes												
Ceiling Finishes												
Services	\$361,448		\$214,264				\$2,760,397					\$3,336,109
Conveying			\$93,678									\$93,678
Elevators and Lifts			\$93,678									\$93,678
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$76,088		\$120,586									\$196,674
Plumbing Fixtures												
Domestic Water Distribution	\$46,968											\$46,968
Sanitary Waste			\$120,586									\$120,586
Rain Water Drainage	\$29,120											\$29,120
Other Plumbing Systems												
HVAC	\$172,727						\$2,418,292					\$2,591,019
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$172,727						\$2,190,596					\$2,363,323
Controls & Instrumentation							\$176,100					\$176,100
Systems Testing & Balance							\$51,596					\$51,596
Other HVAC Systems/Equip												
Fire Protection												
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$112,633						\$342,105					\$454,738
Electrical Service/Distribution												
Lighting and Branch Wiring												
Communications and Security	\$85,391						\$342,105					\$427,496
Other Electrical Systems	\$27,242											\$27,242
Equipment & Furnishings												
Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings												
Fixed Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

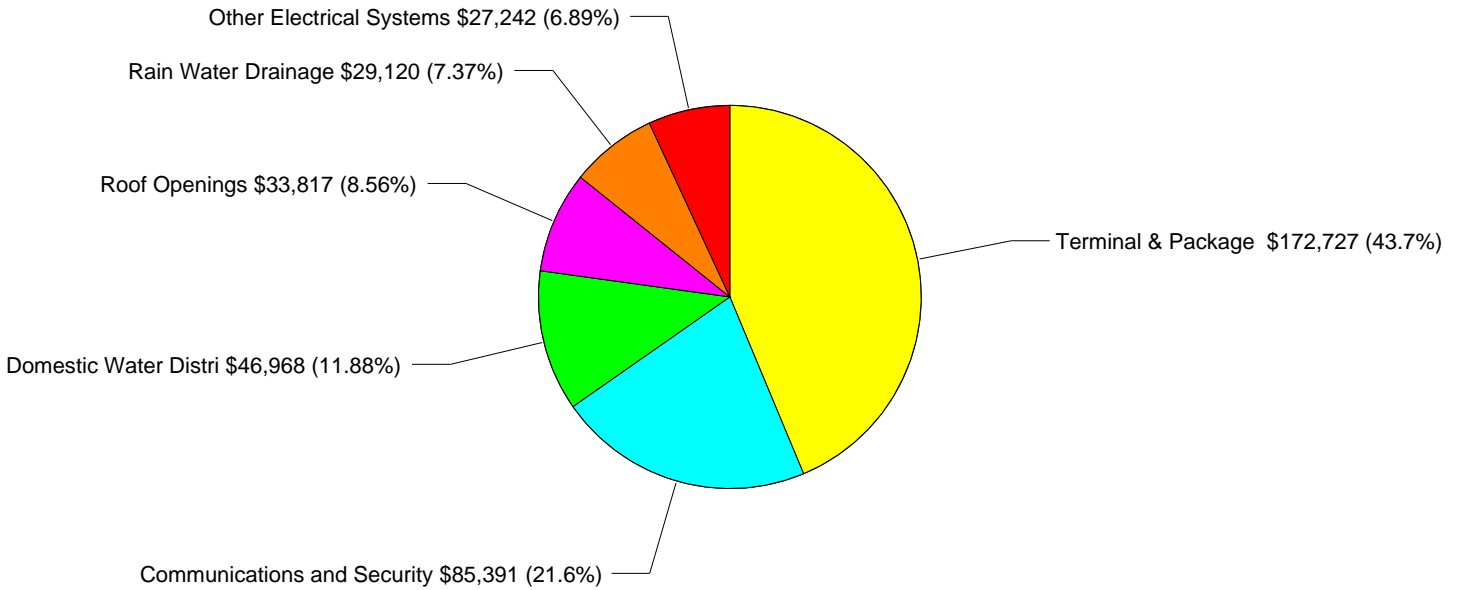
Deficiencies by Priority:



1924_1950 Bldg 501.1_501.5 Condition Budget: \$395,266

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1924_1950 Bldg 501.1_501.5 Condition Budget: \$395,265

Building Condition Deficiencies Narrative

System: **B3020 - Roof Openings**

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 30-year service life which expired in 1985.

Recomm.: The system should be replaced.



Deficiency

Location: 1924_1950 Bldg 501.1_501.5

Distress: Inadequate

Category: Safety

Priority: 2 - Trending Critical (Year 1)

Notes: Several roof areas have no interior access. Those provided are safety hazards due to ladder riser heights, available depth and relationship to adjacent roof planes.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$33,817

System: **D2020 - Domestic Water Distribution**

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 30-year service life which expired in 2002.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1924_1950 Bldg 501.1_501.5

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$46,968

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1952. It has a 20-year service life which expired in 1972.

Recomm.: The system should be replaced.



Deficiency

Location: 1924_1950 Bldg 501.1_501.5
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$29,120

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1924_1950 Bldg 501.1_501.5
Material: Terminal and Package Units
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Notes: Poor conditioning of air is reported at the SW corner of original school building (501.1) - at all levels - and during all seasons of the year.
Correction: Terminal and Package Units S.F.
Qty: 12,800-S.F.
Condition Budget: \$172,727

System: D5030 - Communications and Security

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1924_1950 Bldg 501.1_501.5

Material: Communications/Security

Distress: Missing

Category: Facility Integrity

Priority: 4 - Recommended (Years 6-10)

Notes: The facility lacks a central addressable fire alarm annunciator for all buildings on campus panel in main office location.

Correction: Repair Fire Alarm System

Qty: 1-Ea.

Condition Budget: \$85,391

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1924_1950 Bldg 501.1_501.5

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,242

Building Name: 1938 Bldg 503.4

Year Built:	1938
Gross Area (SF):	33,113
Replacement Value:	\$6,080,937
Repair Cost:	\$949,113
Total FCI:	15.61%
Total RSLI:	25%

The superstructure is wood and steel frame. Floor construction is primarily wood framed. Roof construction is steel and wood frame. The exterior enclosure is comprised of walls with solid masonry load bearing walls. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal with painted steel frames. Roofing is low slope with built-up coverings and no reported leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	29%	0.00%	\$0
B30 Roofing	4%	3.64%	\$16,494
C10 Interior Construction	42%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	39%	0.00%	\$0
D10 Conveying	50%	0.00%	\$0
D20 Plumbing	51%	4.67%	\$14,138
D30 HVAC	21%	60.91%	\$905,286
D40 Fire Protection	59%	0.00%	\$0
D50 Electrical	45%	2.26%	\$13,195
E10 Equipment	42%	0.00%	\$0
E20 Furnishings	50%	0.00%	\$0
	Total:		\$949,113

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.22	100	1938	2038	\$180,792	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	1938	2038	\$11,567	-	0.00%	\$0
A1030	Slab on Grade	\$4.30	100	1938	2038	\$184,219	-	0.00%	\$0
A2010	Basement Excavation	\$0.12	100	1938	2038	\$5,141	-	0.00%	\$0
A2020	Basement Walls	\$1.58	100	1938	2038	\$67,690	-	0.00%	\$0
B1010	Floor Construction	\$10.25	100	1938	2038	\$439,126	-	0.00%	\$0
B1020	Roof Construction	\$8.31	100	1938	2038	\$356,014	-	0.00%	\$0
B2010	Exterior Walls	\$9.12	100	1938	2038	\$390,715	-	0.00%	\$0
B2020	Exterior Windows	\$6.09	30	2004	2034	\$260,905	67%	0.00%	\$0
B2030	Exterior Doors	\$0.50	30	2004	2034	\$21,421	67%	0.00%	\$0
B3010	Roof Coverings	\$10.23	20	1995	2015	\$438,270	5%	0.00%	\$0
B3020	Roof Openings	\$0.35	30	1938	1968	\$14,995	0%	110%	\$16,494
C1010	Partitions	\$3.73	100	1938	2038	\$159,799	24%	0.00%	\$0
C1020	Interior Doors	\$2.44	40	2004	2044	\$104,534	75%	0.00%	\$0
C1030	Fittings	\$1.88	20	2004	2024	\$80,542	50%	0.00%	\$0
C2010	Stair Construction	\$1.86	100	1938	2038	\$79,685	-	0.00%	\$0
C3010	Wall Finishes	\$3.23	10	2004	2014	\$138,378	0%	0.00%	\$0
C3020	Floor Finishes	\$6.50	20	2004	2024	\$278,470	50%	0.00%	\$0
C3030	Ceiling Finishes	\$5.75	20	2004	2024	\$246,339	50%	0.00%	\$0
D1010	Elevators and Lifts	\$0.92	20	2004	2024	\$39,414	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.66	20	2004	2024	\$199,642	50%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.49	30	2004	2034	\$20,992	67%	0.00%	\$0
D2030	Sanitary Waste	\$1.19	30	2004	2034	\$50,982	67%	0.00%	\$0
D2040	Rain Water Drainage	\$0.30	20	1938	1958	\$12,852	0%	110%	\$14,138
D2090	Other Plumbing Systems	\$0.42	20	2004	2024	\$17,993	50%	0.00%	\$0
D3020	Heat Generating Systems	\$2.52	20	2004	2024	\$107,961	50%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.57	20	2004	2024	\$195,786	50%	0.00%	\$0
D3040	Distribution Systems	\$6.40	20	2004	2024	\$274,186	50%	0.00%	\$0
D3050	Terminal & Package Units	\$19.21	15	2004	2019	\$822,987	33%	110%	\$905,286
D3060	Controls & Instrumentation	\$1.54	15	2004	2019	\$65,976	33%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.45	15	2004	2019	\$19,279	33%	0.00%	\$0
D4010	Sprinklers	\$2.86	30	2004	2034	\$122,527	67%	0.00%	\$0
D4020	Standpipes	\$0.19	30	2004	2034	\$8,140	67%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2010	2025	\$2,999	73%	0.00%	\$0

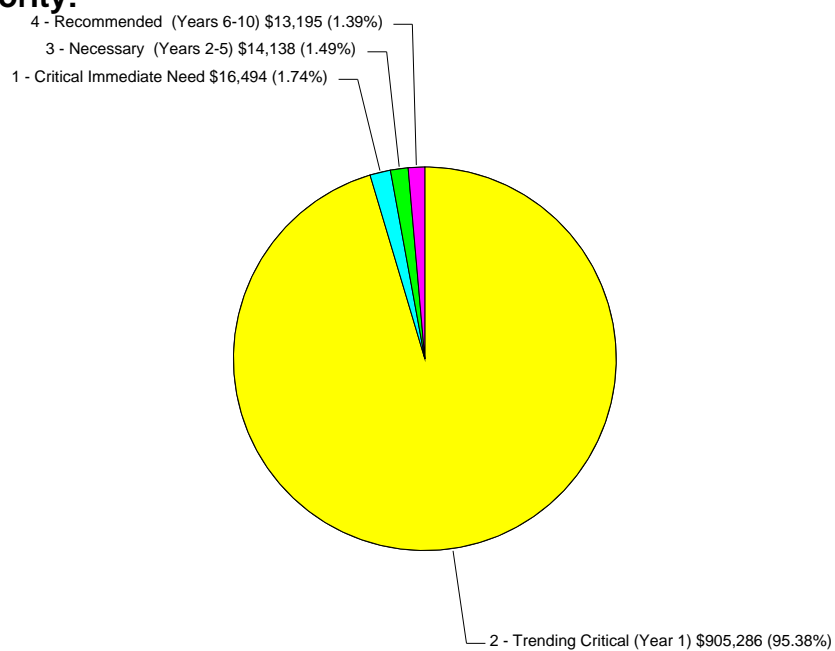
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$1.82	20	2004	2024	\$77,972	50%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.53	20	2004	2024	\$365,439	50%	0.00%	\$0
D5030	Communications and Security	\$3.00	15	2004	2019	\$128,525	33%	0.00%	\$0
D5090	Other Electrical Systems	\$0.28	15			\$11,996	0%	110%	\$13,195
E1090	Other Equipment	\$0.55	20	2004	2024	\$23,563	50%	0.00%	\$0
E2010	Fixed Furnishings	\$1.24	20	2004	2024	\$53,124	50%	0.00%	\$0
Total		\$142.40				\$6,080,937	41%	15.61%	\$949,113

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$949,113	\$156,783	\$511,456				\$280,791					\$1,898,143
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$16,494		\$511,456									\$527,950
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	\$16,494		\$511,456									\$527,950
Roof Coverings			\$511,456									\$511,456
Roof Openings	\$16,494											\$16,494
Interiors		\$156,783										\$156,783
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes		\$156,783										\$156,783
Wall Finishes		\$156,783										\$156,783
Floor Finishes												
Ceiling Finishes												
Services	\$932,619						\$280,791					\$1,213,410
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$14,138											\$14,138
Plumbing Fixtures												
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage	\$14,138											\$14,138
Other Plumbing Systems												
HVAC	\$905,286						\$111,979					\$1,017,265
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$905,286											\$905,286
Controls & Instrumentation							\$86,657					\$86,657
Systems Testing & Balance							\$25,322					\$25,322
Other HVAC Systems/Equip												
Fire Protection												
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$13,195						\$168,812					\$182,007
Electrical Service/Distribution												
Lighting and Branch Wiring												
Communications and Security							\$168,812					\$168,812
Other Electrical Systems	\$13,195											\$13,195
Equipment & Furnishings												
Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings												
Fixed Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

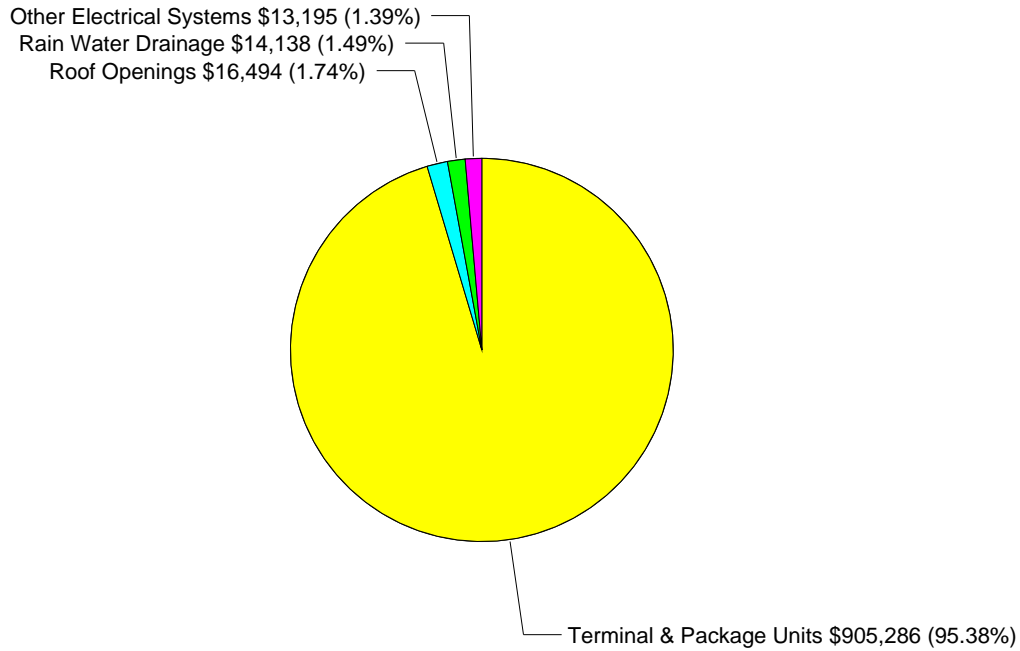
Deficiencies by Priority:



1938 Bldg 503.4 Condition Budget: \$949,113

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1938 Bldg 503.4 Condition Budget: \$949,113

Building Condition Deficiencies Narrative

System: B3020 - Roof Openings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1938. It has a 30-year service life which expired in 1968.

Recomm.: The system should be replaced.



Deficiency

Location: 1938 Bldg 503.4

Distress: Failing

Category: Safety

Priority: 1 - Critical Immediate Need

Notes: Roof hatch/ladder assembly is dangerous and poses a safety hazard.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,494

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1938. It has a 20-year service life which expired in 1958.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1938 Bldg 503.4

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$14,138

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2004. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1938 Bldg 503.4

Distress: Damaged

Category: Facility Integrity

Priority: 2 - Trending Critical (Year 1)

Notes: AC system in the Practice Gymnasium (Bldg. 503.4) is not functioning properly. Consistent failure of A/C in this building has occurred for last few years.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$905,286

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1938 Bldg 503.4

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: Facility lacks emergency generator. Install per owner's current standards.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,195

Building Name: 1972 Bldg 505.7

Year Built:	1972
Gross Area (SF):	44,588
Replacement Value:	\$7,936,709
Repair Cost:	\$1,878,126
Total FCI:	23.66%
Total RSLI:	16%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is concrete beams with precast panels and lightweight concrete fill. The exterior enclosure is comprised of walls with precast panel veneer over CMU. Exterior windows are steel frame with operable and fixed panes. Exterior doors are hollow metal, mostly without glazing. Roofing is low slope with built-up coverings in fair condition with no reported leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	24.00%	\$169,430
B30 Roofing	4%	3.66%	\$23,479
C10 Interior Construction	46%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	55%	23.97%	\$169,236
D10 Conveying	0%	110.00%	\$61,553
D20 Plumbing	0%	110.00%	\$441,659
D30 HVAC	22%	21.60%	\$426,429
D40 Fire Protection	19%	0.00%	\$0
D50 Electrical	14%	71.08%	\$586,340
E10 Equipment	0%	0.00%	\$0
E20 Furnishings	89%	0.00%	\$0
		Total:	\$1,878,126

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.43	100	1972	2072	\$255,558	-	0.00%	\$0
A1020	Special Foundations	\$0.28	100	1972	2072	\$16,153	-	0.00%	\$0
A1030	Slab on Grade	\$4.51	100	1972	2072	\$260,173	-	0.00%	\$0
A2010	Basement Excavation	\$0.13	100	1972	2072	\$7,499	-	0.00%	\$0
A2020	Basement Walls	\$1.66	100	1972	2072	\$95,762	-	0.00%	\$0
B1010	Floor Construction	\$10.76	100	1972	2072	\$620,722	-	0.00%	\$0
B1020	Roof Construction	\$8.72	100	1972	2072	\$503,039	-	0.00%	\$0
B2010	Exterior Walls	\$9.57	100	1972	2072	\$552,074	-	0.00%	\$0
B2020	Exterior Windows	\$2.15	30	1972	2002	\$124,029	0%	110%	\$136,432
B2030	Exterior Doors	\$0.52	30	1983	2013	\$29,998	0%	110%	\$32,998
B3010	Roof Coverings	\$10.74	20	1995	2015	\$619,569	5%	0.00%	\$0
B3020	Roof Openings	\$0.37	30	1972	2002	\$21,345	0%	110%	\$23,479
C1010	Partitions	\$3.91	100	1972	2072	\$225,560	58%	0.00%	\$0
C1020	Interior Doors	\$2.56	40	1990	2030	\$147,681	40%	0.00%	\$0
C1030	Fittings	\$1.97	20	2000	2020	\$113,645	30%	0.00%	\$0
C2010	Stair Construction	\$1.95	100	1972	2072	\$112,492	-	0.00%	\$0
C3010	Wall Finishes	\$3.39	10	2006	2016	\$195,562	20%	0.00%	\$0
C3020	Floor Finishes	\$6.82	20	2012	2032	\$393,432	90%	10.27%	\$40,418
C3030	Ceiling Finishes	\$2.03	20	1990	2010	\$117,107	0%	110%	\$128,817
D1010	Elevators and Lifts	\$0.97	20	1990	2010	\$55,957	0%	110%	\$61,553
D2010	Plumbing Fixtures	\$4.89	20	1990	2010	\$282,094	0%	110%	\$310,304
D2020	Domestic Water Distribution	\$0.51	30	1972	2002	\$29,421	0%	110%	\$32,363
D2030	Sanitary Waste	\$1.25	30	1972	2002	\$72,110	0%	110%	\$79,321
D2040	Rain Water Drainage	\$0.31	20	1972	1992	\$17,883	0%	110%	\$19,672
D3040	Distribution Systems	\$6.72	20	1972	1992	\$387,663	0%	110%	\$426,429
D3050	Terminal & Package Units	\$24.36	15	2004	2019	\$1,405,279	33%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.20	15	2004	2019	\$126,913	33%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.94	15	2004	2019	\$54,227	33%	0.00%	\$0
D4010	Sprinklers	\$3.00	30	1990	2020	\$173,064	20%	0.00%	\$0
D4020	Standpipes	\$0.20	30	1990	2020	\$11,538	20%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$4,038	87%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.91	20	2004	2024	\$110,184	50%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.95	20	1984	2004	\$516,307	0%	110%	\$567,938

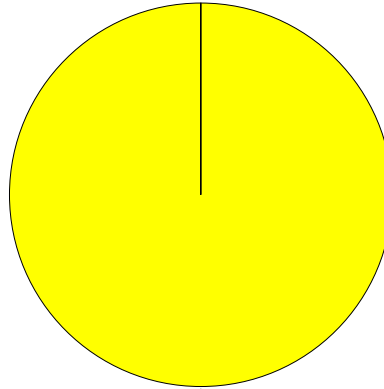
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030	Communications and Security	\$3.15	15	2004	2019	\$181,717	33%	0.00%	\$0
D5090	Other Electrical Systems	\$0.29	15			\$16,730	0%	110%	\$18,402
E1020	Institutional Equipment	\$0.09	20	1995	2015	\$5,192	5%	0.00%	\$0
E2010	Fixed Furnishings	\$1.30	20	2012	2032	\$74,994	90%	0.00%	\$0
Total		\$146.43				\$7,936,709	23%	23.66%	\$1,878,126

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$1,878,126		\$729,089	\$235,066			\$2,322,371	\$403,486				\$5,568,138
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$192,909		\$723,030									\$915,939
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure	\$169,430											\$169,430
Exterior Walls												
Exterior Windows	\$136,432											\$136,432
Exterior Doors	\$32,998											\$32,998
Roofing	\$23,479		\$723,030									\$746,509
Roof Coverings			\$723,030									\$723,030
Roof Openings	\$23,479											\$23,479
Interiors	\$169,235			\$235,066				\$153,746				\$558,047
Interior Construction								\$153,746				\$153,746
Partitions												
Interior Doors												
Fittings								\$153,746				\$153,746
Stairs												
Stair Construction												
Interior Finishes	\$169,235			\$235,066								\$404,301
Wall Finishes				\$235,066								\$235,066
Floor Finishes	\$40,418											\$40,418
Ceiling Finishes	\$128,817											\$128,817
Services	\$1,515,982						\$2,322,371	\$249,740				\$4,088,093
Conveying	\$61,553											\$61,553
Elevators and Lifts	\$61,553											\$61,553
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$441,660											\$441,660
Plumbing Fixtures	\$310,304											\$310,304
Domestic Water Distribution	\$32,363											\$32,363
Sanitary Waste	\$79,321											\$79,321
Rain Water Drainage	\$19,672											\$19,672
Other Plumbing Systems												
HVAC	\$426,429						\$2,083,693					\$2,510,122
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	\$426,429											\$426,429
Terminal & Package Units							\$1,845,774					\$1,845,774
Controls & Instrumentation							\$166,695					\$166,695
Systems Testing & Balance							\$71,224					\$71,224
Other HVAC Systems/Equip												
Fire Protection								\$249,740				\$249,740
Sprinklers								\$234,131				\$234,131
Standpipes								\$15,609				\$15,609
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$586,340						\$238,678					\$825,018
Electrical Service/Distribution												
Lighting and Branch Wiring	\$567,938											\$567,938
Communications and Security							\$238,678					\$238,678
Other Electrical Systems	\$18,402											\$18,402
Equipment & Furnishings			\$6,059									\$6,059
Equipment			\$6,059									\$6,059
Institutional Equipment			\$6,059									\$6,059
Vehicular Equipment												
Other Equipment												
Furnishings												
Fixed Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

Deficiencies by Priority:

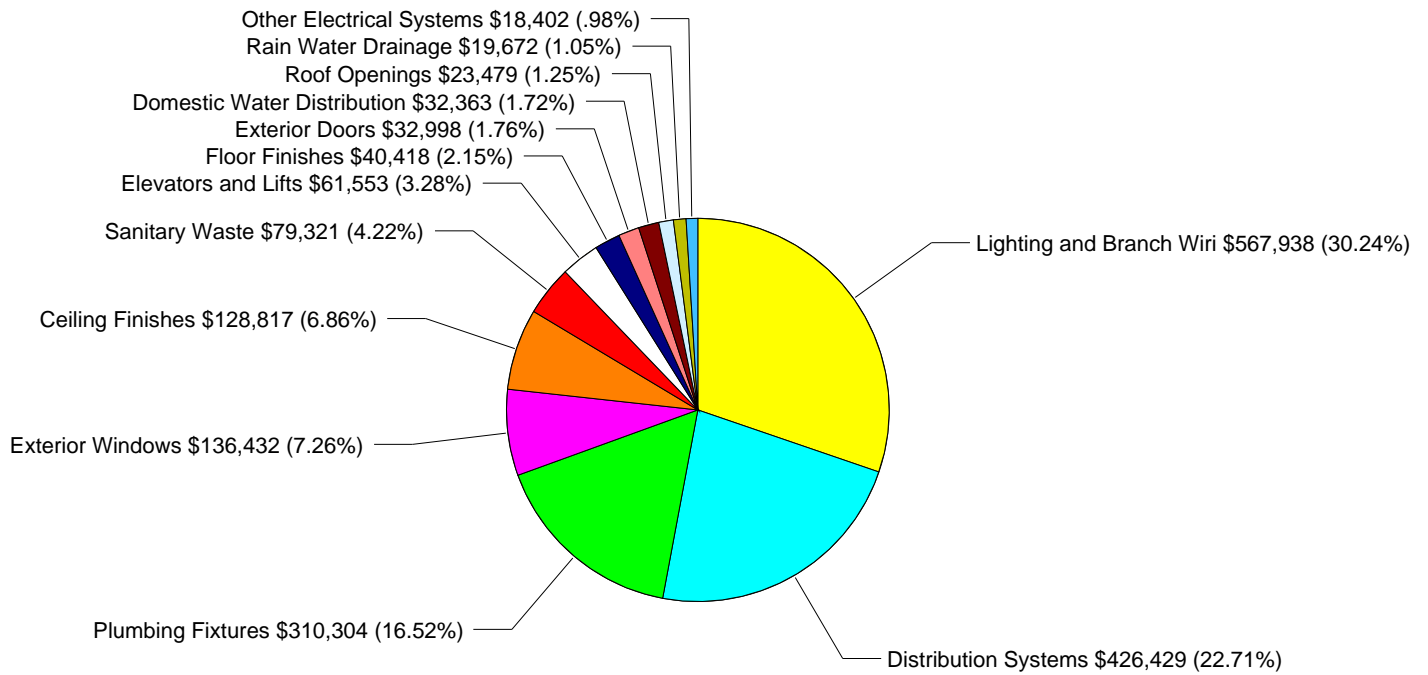


3 - Necessary (Years 2-5) \$1,878,126 (100.%)

1972 Bldg 505.7 Condition Budget: \$1,878,126

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1972 Bldg 505.7 Condition Budget: \$1,878,126

Building Condition Deficiencies Narrative

System: B2020 - Exterior Windows

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 30-year service life which expired in 2002.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$136,432

System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$32,998

System: B3020 - Roof Openings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 30-year service life which expired in 2002.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$23,479

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1972 Bldg 505.7
Material: Floor Finishes
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Notes: Although the gymnasium (wood) floor was recently replaced, V.C.T. in the remainder of the building is outdated and in need of replacement.
Correction: Replace floor finishes (SF)
Qty: 4,000-S.F.
Condition Budget: \$40,418

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.



Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$128,817

System: D1010 - Elevators and Lifts

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$61,553

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$310,304

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 30-year service life which expired in 2002.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$32,363

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 30-year service life which expired in 2002.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$79,321

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 20-year service life which expired in 1992.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,672

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1972. It has a 20-year service life which expired in 1992.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$426,429

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1984. It has a 20-year service life which expired in 2004.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$567,938

System: D5090 - Other Electrical Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed at an unknown date. It has a 15-year service life.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1972 Bldg 505.7

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$18,402

Building Name: 1985 Bldg 501.6

Year Built:	1985
Gross Area (SF):	25,891
Replacement Value:	\$4,738,930
Repair Cost:	\$1,923,439
Total FCI:	40.59%
Total RSLI:	16%

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. There are no exterior windows in this facility. Exterior doors are hollow metal steel mostly without glazing. Roofing is comprised of low slope with built up roof coverings. The roof is in mostly good condition with no reported leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	0.00%	\$0
B30 Roofing	53%	0.00%	\$0
C10 Interior Construction	50%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	20%	81.79%	\$435,903
D10 Conveying	50%	0.00%	\$0
D20 Plumbing	33%	5.00%	\$11,423
D30 HVAC	12%	81.21%	\$969,828
D40 Fire Protection	60%	0.00%	\$0
D50 Electrical	7%	85.80%	\$402,375
E10 Equipment	0%	110.00%	\$103,910
E20 Furnishings	29%	0.00%	\$0
	Total:		\$1,923,439

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.34	100	1985	2085	\$145,380	-	0.00%	\$0
A1020	Special Foundations	\$0.28	100	1985	2085	\$9,379	-	0.00%	\$0
A1030	Slab on Grade	\$4.42	100	1985	2085	\$148,060	-	0.00%	\$0
B1010	Floor Construction	\$10.53	100	1985	2085	\$352,732	-	0.00%	\$0
B1020	Roof Construction	\$8.54	100	1985	2085	\$286,071	-	0.00%	\$0
B2010	Exterior Walls	\$9.37	100	1985	2085	\$313,874	-	0.00%	\$0
B2030	Exterior Doors	\$0.51	30	1985	2015	\$17,084	3%	0.00%	\$0
B3010	Roof Coverings	\$10.51	20	2005	2025	\$352,062	55%	0.00%	\$0
B3020	Roof Openings	\$0.36	30	1985	2015	\$12,059	3%	0.00%	\$0
C1010	Partitions	\$3.83	100	1985	2085	\$128,296	71%	0.00%	\$0
C1020	Interior Doors	\$2.51	40	1985	2025	\$84,079	28%	0.00%	\$0
C1030	Fittings	\$1.93	20	2000	2020	\$64,651	30%	0.00%	\$0
C2010	Stair Construction	\$1.91	100	1985	2085	\$63,981	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	2000	2010	\$111,213	0%	110%	\$122,334
C3020	Floor Finishes	\$6.68	20	2004	2024	\$223,765	50%	42.81%	\$95,800
C3030	Ceiling Finishes	\$5.91	20	1985	2005	\$197,972	0%	110%	\$217,769
D1010	Elevators and Lifts	\$0.95	20	2004	2024	\$31,823	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.79	20	2004	2024	\$160,454	50%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.50	30	1985	2015	\$16,749	3%	0.00%	\$0
D2030	Sanitary Waste	\$1.22	30	1985	2015	\$40,867	3%	0.00%	\$0
D2040	Rain Water Drainage	\$0.31	20	1985	2005	\$10,384	0%	110%	\$11,423
D3020	Heat Generating Systems	\$2.59	20	2004	2024	\$86,759	50%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.70	20	2004	2024	\$157,440	50%	0.00%	\$0
D3040	Distribution Systems	\$6.58	20	1985	2005	\$220,415	0%	110%	\$242,457
D3050	Terminal & Package Units	\$19.74	15	1985	2000	\$661,246	0%	110%	\$727,371
D3060	Controls & Instrumentation	\$1.58	15	2004	2019	\$52,926	33%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.46	15	2004	2019	\$15,409	33%	0.00%	\$0
D4010	Sprinklers	\$2.94	30	2004	2034	\$98,483	67%	0.00%	\$0
D4020	Standpipes	\$0.20	30	2004	2034	\$66,996	67%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$2,345	87%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.87	20	1985	2005	\$62,641	0%	110%	\$68,905
D5020	Lighting and Branch Wiring	\$8.76	20	1985	2005	\$293,441	0%	110%	\$322,785
D5030	Communications and Security	\$3.08	15	2004	2019	\$103,173	33%	0.00%	\$0
D5090	Other Electrical Systems	\$0.29	15			\$9,714	0%	110%	\$10,686

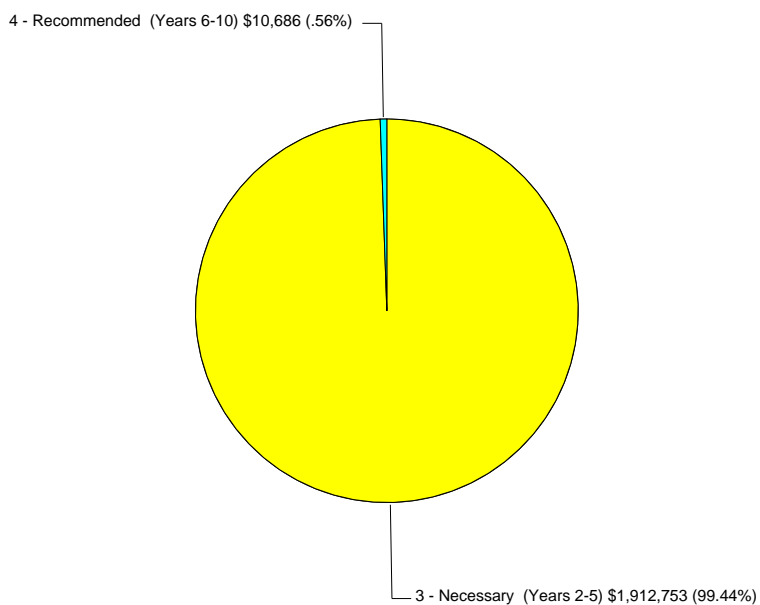
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
E1020	Institutional Equipment	\$2.82	20	1985	2005	\$94,464	0%	110%	\$103,910
E2010	Fixed Furnishings	\$1.27	20	2000	2020	\$42,542	30%	0.00%	\$0
Total		\$149.05				\$4,738,930	22%	40.59%	\$1,923,439

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$1,923,440		\$101,248				\$225,270	\$145,017			\$164,407	\$2,559,382
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell			\$34,010									\$34,010
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure			\$19,937									\$19,937
Exterior Walls												
Exterior Windows												
Exterior Doors			\$19,937									\$19,937
Roofing			\$14,073									\$14,073
Roof Coverings												
Roof Openings			\$14,073									\$14,073
Interiors	\$435,903							\$87,463			\$164,407	\$687,773
Interior Construction								\$87,463				\$87,463
Partitions												
Interior Doors												
Fittings								\$87,463				\$87,463
Stairs												
Stair Construction												
Interior Finishes	\$435,903										\$164,407	\$600,310
Wall Finishes	\$122,334										\$164,407	\$286,741
Floor Finishes	\$95,800											\$95,800
Ceiling Finishes	\$217,769											\$217,769
Services	\$1,383,627		\$67,238				\$225,270					\$1,676,135
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$11,423		\$67,238									\$78,661
Plumbing Fixtures												
Domestic Water Distribution			\$19,546									\$19,546
Sanitary Waste			\$47,692									\$47,692
Rain Water Drainage	\$11,423											\$11,423
Other Plumbing Systems												
HVAC	\$969,828						\$89,756					\$1,059,584
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	\$242,457											\$242,457
Terminal & Package Units	\$727,371											\$727,371
Controls & Instrumentation							\$69,517					\$69,517
Systems Testing & Balance							\$20,239					\$20,239
Other HVAC Systems/Equip												
Fire Protection												
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$402,376						\$135,514					\$537,890
Electrical Service/Distribution	\$68,905											\$68,905
Lighting and Branch Wiring	\$322,785											\$322,785
Communications and Security							\$135,514					\$135,514
Other Electrical Systems	\$10,686											\$10,686
Equipment & Furnishings	\$103,910							\$57,554				\$161,464
Equipment	\$103,910											\$103,910
Institutional Equipment	\$103,910											\$103,910
Vehicular Equipment												
Other Equipment												
Furnishings								\$57,554				\$57,554
Fixed Furnishings								\$57,554				\$57,554
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

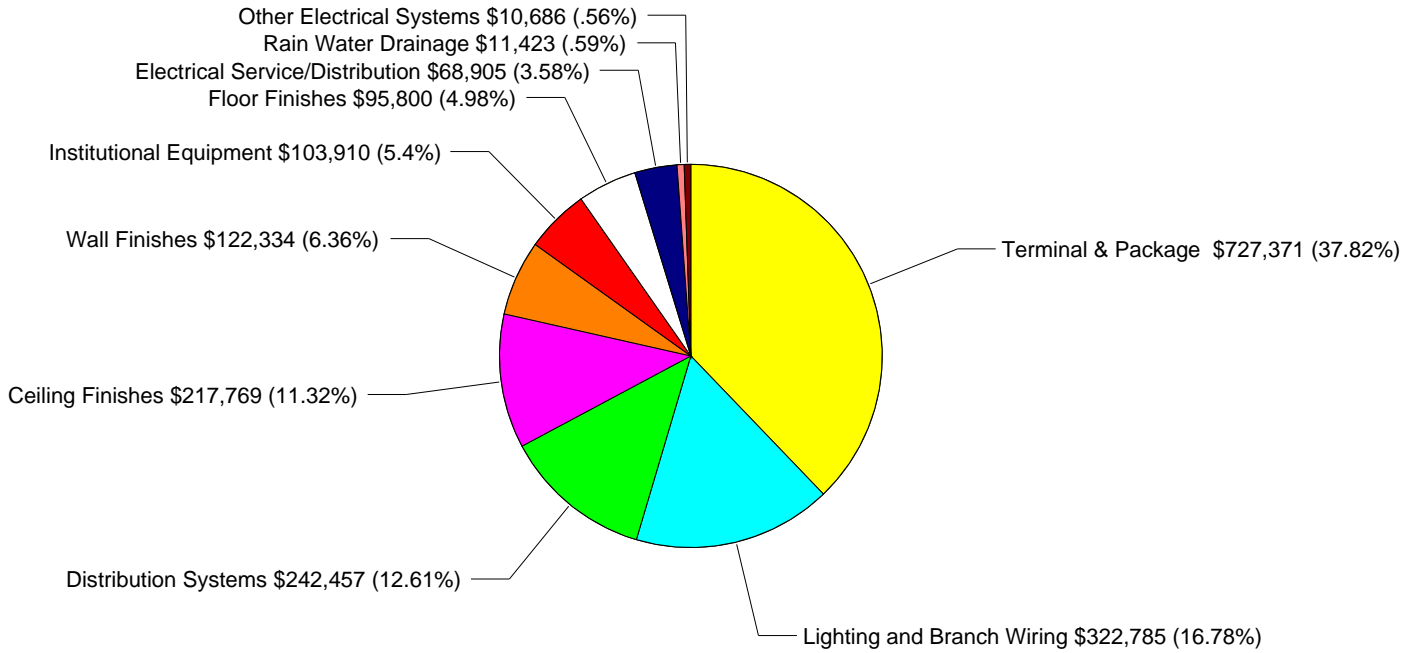
Deficiencies by Priority:



1985 Bldg 501.6 Condition Budget: \$1,923,439

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1985 Bldg 501.6 Condition Budget: \$1,923,440

Building Condition Deficiencies Narrative

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$122,334

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: 1985 Bldg 501.6
Material: Floor Finishes
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Notes: Although new carpet is installed within the auditorium, the surrounding spaces within the facility have extremely worn and damaged flooring in need of replacement.
Correction: Replace floor finishes (SF)
Qty: 12,445-S.F.
Condition Budget: \$95,800

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.



Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$217,769

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,423

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$242,457

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 15-year service life which expired in 2000.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$727,371

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$68,905

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$322,785

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1985 Bldg 501.6

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: There is no emergency generator serving this facility. Provide per owner's standards.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$10,686

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recomm.: The system should be replaced.



Deficiency

Location: 1985 Bldg 501.6

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$103,910

Building Name: 2004 Bldg 506.1

Year Built:	2004
Gross Area (SF):	87,633
Replacement Value:	\$15,523,931
Repair Cost:	\$36,502
Total FCI:	0.24%
Total RSLI:	33%

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal steel mostly without glazing. Roofing is comprised of low slope with modified bitumen and sloped with single-ply membrane and standing seam metal. The roof is in mostly good condition with no leaks.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	29%	0.00%	\$0
B30 Roofing	50%	0.13%	\$1,581
C10 Interior Construction	76%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	39%	0.00%	\$0
D10 Conveying	49%	0.00%	\$0
D20 Plumbing	53%	0.00%	\$0
D30 HVAC	33%	0.00%	\$0
D40 Fire Protection	63%	0.00%	\$0
D50 Electrical	45%	2.27%	\$34,921
E10 Equipment	50%	0.00%	\$0
E20 Furnishings	50%	0.00%	\$0
	Total:		\$36,502

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$4.19	100	2004	2104	\$475,060	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	2004	2104	\$30,612	-	0.00%	\$0
A1030	Slab on Grade	\$4.27	100	2004	2104	\$484,131	-	0.00%	\$0
A2010	Basement Excavation	\$0.12	100	2004	2104	\$13,606	-	0.00%	\$0
A2020	Basement Walls	\$1.57	100	2004	2104	\$178,006	-	0.00%	\$0
B1010	Floor Construction	\$10.18	100	2004	2104	\$1,154,204	-	0.00%	\$0
B1020	Roof Construction	\$8.25	100	2004	2104	\$935,381	-	0.00%	\$0
B2010	Exterior Walls	\$9.06	100	2004	2104	\$1,027,219	-	0.00%	\$0
B2020	Exterior Windows	\$6.05	30	2004	2034	\$685,946	67%	0.00%	\$0
B2030	Exterior Doors	\$0.50	30	2004	2034	\$56,690	67%	0.00%	\$0
B3010	Roof Coverings	\$10.16	20	2004	2024	\$1,151,936	50%	0.14%	\$1,581
B3020	Roof Openings	\$0.35	30	2004	2034	\$39,683	67%	0.00%	\$0
C1010	Partitions	\$3.70	100	2004	2104	\$419,504	90%	0.00%	\$0
C1020	Interior Doors	\$2.42	40	2004	2044	\$274,379	75%	0.00%	\$0
C1030	Fittings	\$1.87	20	2004	2024	\$212,020	50%	0.00%	\$0
C2010	Stair Construction	\$1.85	100	2004	2104	\$209,752	-	0.00%	\$0
C3010	Wall Finishes	\$3.21	10	2004	2014	\$363,948	0%	0.00%	\$0
C3020	Floor Finishes	\$6.46	20	2004	2024	\$732,432	50%	0.00%	\$0
C3030	Ceiling Finishes	\$5.71	20	2004	2024	\$647,397	50%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	2004	2024	\$103,175	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.63	20	2004	2024	\$524,947	50%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.49	30	2004	2034	\$55,556	67%	0.00%	\$0
D2030	Sanitary Waste	\$1.18	30	2004	2034	\$133,788	67%	0.00%	\$0
D2040	Rain Water Drainage	\$0.30	20	2004	2024	\$34,014	50%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.42	20	2004	2024	\$47,619	50%	0.00%	\$0
D3020	Heat Generating Systems	\$2.50	20	2004	2024	\$283,449	50%	0.00%	\$0
D3040	Distribution Systems	\$6.36	20	2004	2024	\$721,094	50%	0.00%	\$0
D3050	Terminal & Package Units	\$19.08	15	2004	2019	\$2,163,282	33%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.53	15	2004	2019	\$173,471	33%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.45	15	2004	2019	\$51,021	33%	0.00%	\$0
D4010	Sprinklers	\$2.84	30	2004	2034	\$321,998	67%	0.00%	\$0
D4020	Standpipes	\$0.19	30	2004	2034	\$21,542	67%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$7,937	87%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.37	15	2004	2019	\$41,950	33%	0.00%	\$0

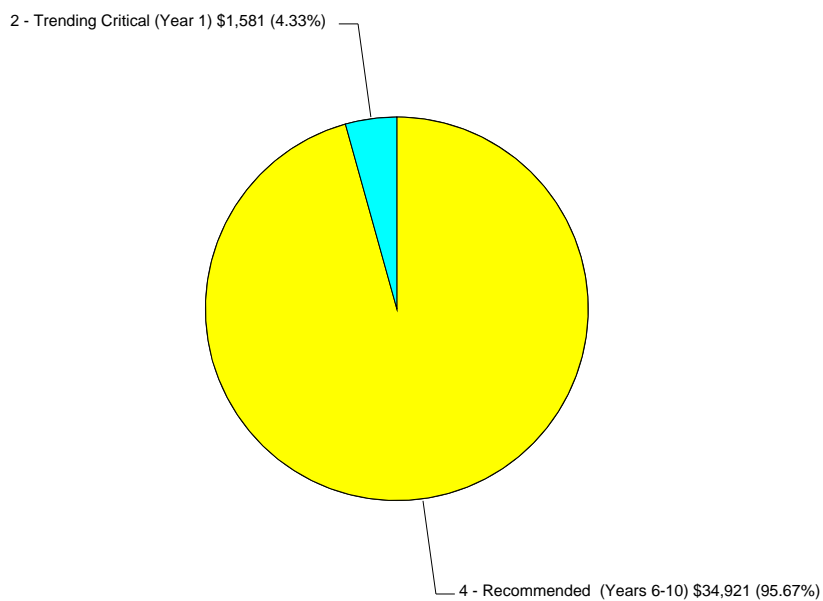
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$1.81	20	2004	2024	\$205,217	50%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.47	20	2004	2024	\$960,325	50%	0.00%	\$0
D5030	Communications and Security	\$2.98	15	2004	2019	\$337,871	33%	0.00%	\$0
D5090	Other Electrical Systems	\$0.28	15			\$31,746	0%	110%	\$34,921
E1020	Institutional Equipment	\$0.09	20	2004	2024	\$10,204	50%	0.00%	\$0
E1090	Other Equipment	\$0.55	20	2004	2024	\$62,359	50%	0.00%	\$0
E2010	Fixed Furnishings	\$1.23	20	2004	2024	\$139,457	50%	0.00%	\$0
Total		\$141.46				\$15,523,931	46%	0.24%	\$36,502

Renewal Schedule

Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$36,502	\$412,354					\$3,635,118					\$4,083,974
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$1,581											\$1,581
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing	\$1,581											\$1,581
Roof Coverings	\$1,581											\$1,581
Roof Openings												
Interiors		\$412,354										\$412,354
Interior Construction												
Partitions												
Interior Doors												
Fittings												
Stairs												
Stair Construction												
Interior Finishes		\$412,354										\$412,354
Wall Finishes		\$412,354										\$412,354
Floor Finishes												
Ceiling Finishes												
Services	\$34,921						\$3,635,118					\$3,670,039
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing												
Plumbing Fixtures												
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems												
HVAC							\$3,136,239					\$3,136,239
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units							\$2,841,379					\$2,841,379
Controls & Instrumentation							\$227,846					\$227,846
Systems Testing & Balance							\$67,014					\$67,014
Other HVAC Systems/Equip												
Fire Protection							\$55,100					\$55,100
Sprinklers												
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems							\$55,100					\$55,100
Electrical	\$34,921						\$443,779					\$478,700
Electrical Service/Distribution												
Lighting and Branch Wiring												
Communications and Security							\$443,779					\$443,779
Other Electrical Systems	\$34,921											\$34,921
Equipment & Furnishings												
Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings												
Fixed Furnishings												
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

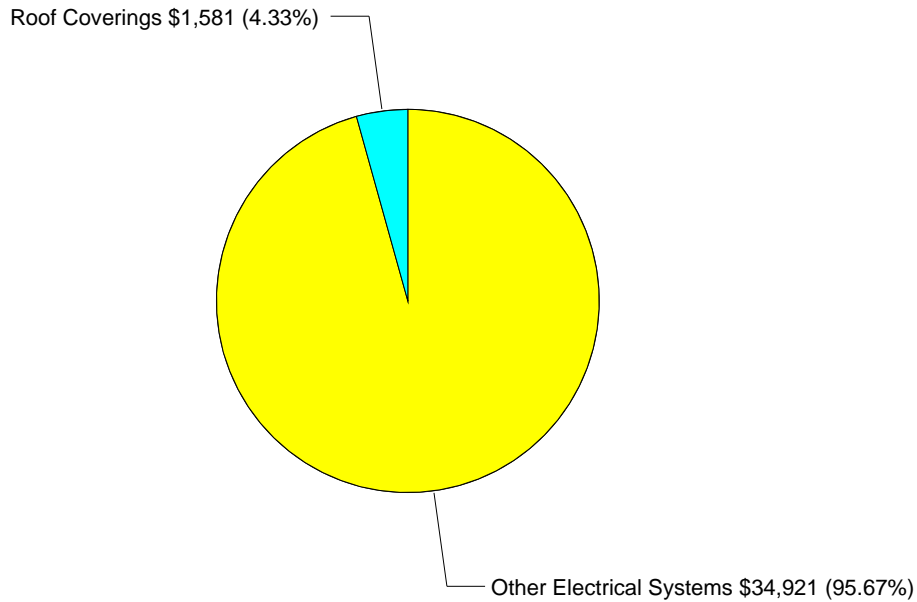
Deficiencies by Priority:



2004 Bldg 506.1 Condition Budget: \$36,502

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



2004 Bldg 506.1 Condition Budget: \$36,502

Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 2004 Bldg 506.1

Material: Roof Covering

Distress: Missing

Category: Facility Integrity

Priority: 2 - Trending Critical (Year 1)

Notes: Roof lacks walk pads to roof mounted equipment requiring maintenance.

Correction: Add walk pads to all roof mounted equipment

Qty: 250-L.F.

Condition Budget: \$1,581

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 2004 Bldg 506.1

Distress: Missing

Category: Reliability

Priority: 4 - Recommended (Years 6-10)

Notes: No emergency generator, client standard required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$34,921

Sites

Site Summary



Site Acreage
 Replacement Value: \$7,095,385

Condition Budget: \$1,049,840
 Total FCI: 14.80%
 Total RSLI: 51%
 Condition Score: 88.30

Site:

SITE NARRATIVE

Grady High School was constructed in phases from 1924 through 1972 and additions to the main school building were constructed in 1985 and 2004. Campus site features include paved driveways and parking lots, pedestrian pavement, pedestrian wooden walkways, covered walkways, seating areas, flag pole, landscaping, tennis courts, retaining walls, fencing and 5 temporary modular classroom units. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	64%	0.64%	\$28,464
G30 Site Mechanical Utilities	11%	30.26%	\$311,172
G40 Site Electrical Utilities	39%	44.64%	\$710,204
		Total:	\$1,049,840

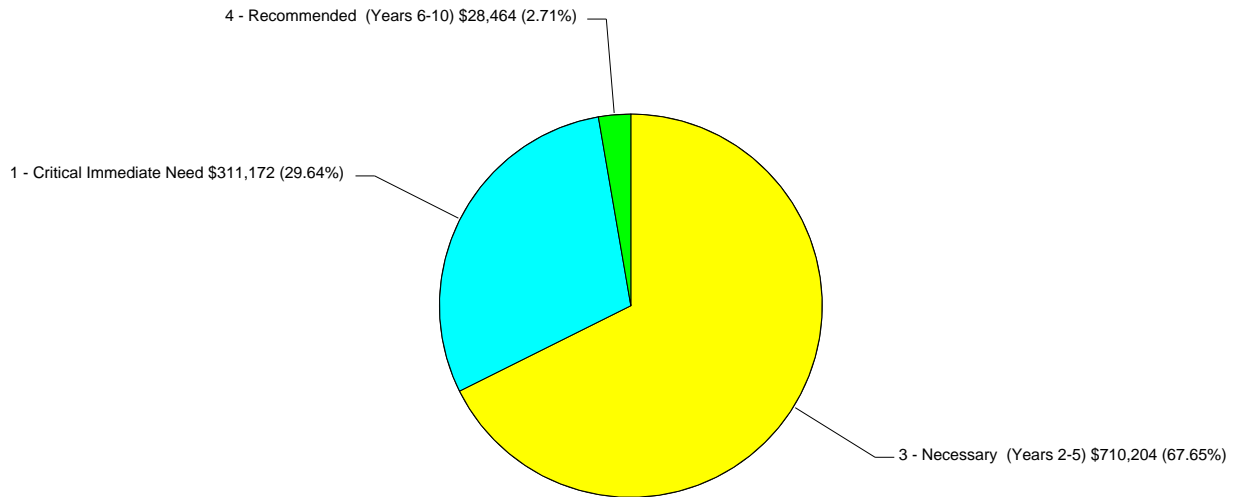
Site Deficiencies Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.71	35	2004	2039	\$569,095	71%	0.00%	\$0
G2020	Parking Lots	\$5.94	35	2004	2039	\$1,976,857	71%	0.00%	\$0
G2030	Pedestrian Paving	\$1.55	35	2004	2039	\$515,846	71%	5.52%	\$28,464
G2040	Site Development	\$3.48	25	2004	2029	\$1,158,159	60%	0.00%	\$0
G2050	Landscaping	\$0.77	25	1990	2015	\$256,259	4%	0.00%	\$0
G3010	Water Supply	\$0.72	50	1972	2022	\$239,619	16%	0.00%	\$0
G3020	Sanitary Sewer	\$1.52	50	1972	2022	\$505,862	16%	0.00%	\$0
G3030	Storm Sewer	\$0.85	50	1962	2012	\$282,884	0%	110%	\$311,172
G4010	Electrical Distribution	\$1.96	30	2004	2034	\$652,296	67%	0.00%	\$0
G4020	Site Lighting	\$1.94	30	1983	2013	\$645,640	0%	110%	\$710,204
G4030	Site Communication and Security	\$0.88	30	2004	2034	\$292,868	67%	0.00%	\$0
Total		\$21.32				\$7,095,385	51%	14.80%	\$1,049,840

Site Renewal Schedule

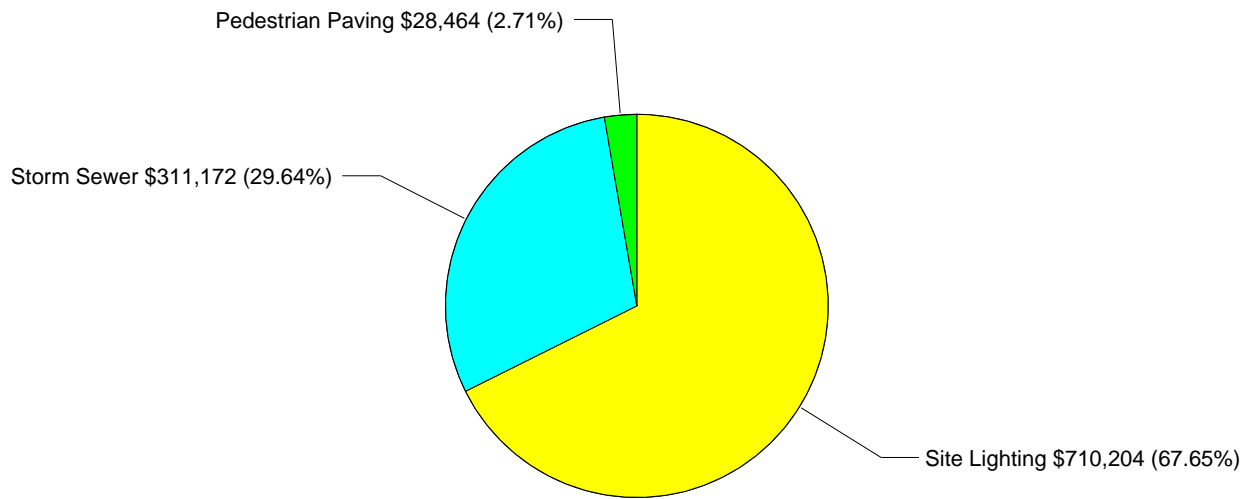
Systems	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total	\$1,049,840		\$299,052							\$1,069,952		\$2,418,844
Building Sitework	\$1,049,840		\$299,052							\$1,069,952		\$2,418,844
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$28,464		\$299,052									\$327,516
Roadways												
Parking Lots												
Pedestrian Paving	\$28,464											\$28,464
Site Development												
Landscaping			\$299,052									\$299,052
Site Mechanical Utilities	\$311,172									\$1,069,952		\$1,381,124
Water Supply										\$343,913		\$343,913
Sanitary Sewer										\$726,039		\$726,039
Storm Sewer	\$311,172											\$311,172
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$710,204											\$710,204
Electrical Distribution												
Site Lighting	\$710,204											\$710,204
Site Communication and Security												
Other Site Electrical Utilities												

Site Deficiency Priority



Site Condition Budget: \$1,049,840

Site Condition Deficiencies



Site Condition Budget: \$1,049,840

Site Deficiencies Budget Narrative

System: G2030 - Pedestrian Paving

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 35-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.



Deficiency

Location: Site

Material: Pedestrian Paving

Distress: Non Compliant

Category: ADA Compliance

Priority: 4 - Recommended (Years 6-10)

Notes: ADA access is not adequate to gymnasium buildings. Engineering study required to determine feasibility and recommendations for provision of ADA access across site.

Correction: Professional engineering study

Qty: 1-Ea.

Condition Budget: \$28,464

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 50-year service life which expired in 2012.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Inadequate

Category: Facility Integrity

Priority: 1 - Critical Immediate Need

Notes: Excessive surface water drainage causes erosion over sidewalks creating a safety hazard.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$311,172

System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$710,204

Appendix 1 - Educational Suitability Reports

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
5022	Support Spaces						
5022.5388	Restrooms (Student)	Excel	0.91	0.91	100.00	\$0	
5022.5389	Administration	Fair	1.70	2.61	65.00	\$170,333	The reception area is small for the amount of activity. Faculty mailboxes are accessed in the reception area. Storage is limited. There is a locked room for testing materials.
5022.539	Counseling	Excel	0.76	0.76	100.00	\$0	
5022.5391	Clinic	Excel	0.24	0.24	100.00	\$0	
5022.5392	Staff Lounge-WkRm	Excel	0.71	0.71	100.00	\$0	
5022.5393	Cafeteria	Excel	4.00	4.00	100.00	\$0	
5022.5394	Food Service and Prep	Excel	5.11	5.11	100.00	\$0	
5022.5395	Custodial and Maintenance	Excel	0.50	0.50	100.00	\$0	
5023	Learning Environment						
5023.5024	Learning Style Variety	Poor	2.50	5.00	50.00	\$466,156	There are no flexible learning spaces available for the school.
5023.5025	Interior Environment	Fair	1.30	2.00	65.00	\$130,524	Air conditioning temperatures vary widely throughout the buildings and classrooms.
5023.5026	Exterior Environment	Fair	0.98	1.50	65.00	\$97,893	There are no outdoor learning labs available. There is a courtyard near the cafeteria.
5027	General Classrooms						
5027.5028	Environment	Good	3.12	3.90	80.00	\$145,441	Temperatures within classroom vary greatly from room to room.
5027.5029	Size	Poor	4.88	9.75	50.00	\$909,004	Most of the general classrooms do not meet district size standards.
5027.503	Location	Excel	2.92	2.93	100.00	\$0	
5027.5031	Storage/Fixed Equip	Poor	1.46	2.93	50.00	\$272,701	Storage in most general classrooms is insufficient.
5042	Self-Contained Special Ed						
5042.5043	Environment	Poor	0.27	0.53	50.00	\$49,646	The two self-contained classrooms are located in typical classrooms. They have none of the amenities for this program.
5042.5044	Size	Fair	0.87	1.33	65.00	\$86,883	The self-contained classrooms do not meet district size standards.
5042.5045	Location	Excel	0.40	0.40	100.00	\$0	
5042.5046	Storage/Fixed Equip	Unsat	0.00	0.40	0.00	\$74,473	The self-contained classrooms do not have restrooms, showers, changing area, washer/dryer, or a teaching kitchenette. They do not have a transition room.
5047	Instructional Resource Rooms						
5047.5048	Environment	Excel	0.80	0.80	100.00	\$0	
5047.5049	Size	Excel	2.00	2.00	100.00	\$0	
5047.505	Location	Excel	0.60	0.60	100.00	\$0	
5047.5051	Storage/Fixed Equip	Poor	0.30	0.60	50.00	\$55,855	Storage is limited.
5052	Science						
5052.5053	Environment	Fair	0.54	0.83	65.00	\$54,154	Three of the science rooms are located in regular classrooms without any of the amenities for this program. The remaining eight rooms are science labs.
5052.5054	Size	Fair	1.35	2.07	65.00	\$135,386	Three of the 11 science rooms do not meet district size standards.
5052.5055	Location	Excel	0.62	0.62	100.00	\$0	
5052.5056	Storage/Fixed Equip	Fair	0.40	0.62	65.00	\$40,619	Three of the 11 science labs are located in regular classrooms and do not have sufficient storage.
5057	Music						
5057.5058	Environment	Excel	0.59	0.59	100.00	\$0	
5057.5059	Size	Excel	1.48	1.48	100.00	\$0	
5057.506	Location	Excel	0.45	0.45	100.00	\$0	
5057.5061	Storage/Fixed Equip	Excel	0.45	0.45	100.00	\$0	
5062	Art						
5062.5063	Environment	Excel	0.67	0.67	100.00	\$0	
5062.5064	Size	Excel	1.66	1.66	100.00	\$0	
5062.5065	Location	Excel	0.50	0.50	100.00	\$0	
5062.5066	Storage/Fixed Equip	Excel	0.50	0.50	100.00	\$0	
5067	Career Tech Ed						
5067.5068	Environment	Excel	1.71	1.71	100.00	\$0	
5067.5069	Size	Excel	4.27	4.27	100.00	\$0	
5067.507	Location	Excel	1.28	1.28	100.00	\$0	
5067.5071	Storage/Fixed Equip	Excel	1.28	1.28	100.00	\$0	
5072	Computer Labs						
5072.5073	Environment	Excel	0.30	0.30	100.00	\$0	
5072.5074	Size	Good	0.60	0.75	80.00	\$27,969	There is only one computer lab for the entire school that is available for the general student population.
5072.5075	Location	Excel	0.23	0.23	100.00	\$0	
5072.5076	Storage/Fixed Equip	Good	0.18	0.23	80.00	\$8,391	There is no camera or motion-sensor lighting.
5077	P.E.						
5077.5078	Environment	Excel	2.40	2.40	100.00	\$0	
5077.5079	Size	Excel	6.00	6.00	100.00	\$0	
5077.508	Location	Excel	1.80	1.80	100.00	\$0	
5077.5081	Storage/Fixed Equip	Excel	1.80	1.80	100.00	\$0	
5082	Performing Arts						

School Assessment Report - Grady Cluster, Grady High School

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
5082.5083	Environment	Excel	0.32	0.32	100.00	\$0	
5082.5084	Size	Excel	0.80	0.80	100.00	\$0	
5082.5085	Location	Excel	0.24	0.24	100.00	\$0	
5082.5086	Storage/Fixed Equip	Excel	0.24	0.24	100.00	\$0	
5087	Media Center						
5087.5088	Environment	Excel	0.84	0.84	100.00	\$0	
5087.5089	Size	Good	1.69	2.11	80.00	\$78,613	The library does not meet district size standards.
5087.509	Location	Excel	0.63	0.63	100.00	\$0	
5087.5091	Storage/Fixed Equip	Excel	0.63	0.63	100.00	\$0	
5100	Outside						
5100.5101	Vehicular Traffic	Unsat	0.00	1.00	0.00	\$186,462	There is no separation between bus and parent drop-off. The drop-off area is on 8th Street.
5100.5102	Pedestrian Traffic	Unsat	0.00	0.98	0.00	\$182,733	Students must enter the building through a congested parking lot and from a busy street. Students also use public transportation and enter the building through congested areas.
5100.5103	Parking	Unsat	0.00	2.11	0.00	\$393,119	Parking is inadequate for students and faculty. Faculty and visitors use on-street parking.
5100.5104	Athletic Courts and Fields	Fair	1.80	2.77	65.00	\$180,449	There are no spaces for baseball, softball, swimming, or lacrosse. These facilities are rented from the city off site.
5105	Safety and Security						
5105.5106	Fencing	Poor	0.42	0.85	50.00	\$78,939	There is no fencing around the school campus.
5105.5107	Signage & Way Finding	Poor	0.50	1.00	50.00	\$93,231	Wayfinding signage outside is inadequate. The four required signs are present.
5105.5108	Ease of Supervision	Fair	1.95	3.00	65.00	\$195,786	This is a large campus with numerous nooks and crannies, making supervision more challenging. There are numerous entrances into the building.
5105.5109	Controlled Entrances	Good	0.40	0.50	80.00	\$18,646	
	Total For Site:		77.85	100.00	77.85	\$4,133,406	